

7. **2006SP-044U-12**
Map 147-00, Parcel 014
Subarea 12 (2004)
District 26 - Greg Adkins

A request to change from OR20 to SP zoning property located at 350 Wallace Road, approximately 965 feet east of Nolensville Pike (1.45 acres), to permit a 3,000 square foot medical supply sales use, requested by Amir Roshanfar and Faryab Lohrasbi of At Home Medical Supplies LLC, owner.

Staff Recommendation - *Approve with conditions*

APPLICANT REQUEST - Rezone 1.45 acres from office/residential (OR20) to Specific Plan (SP) zoning property located at 350 Wallace Road, approximately 965 feet east of Nolensville Pike, to permit a 3,000 square foot medical supplies sales use, and all other uses as permitted within OR20 zoning.

Existing Zoning

OR20 district Office/Residential is intended for office and/or multi-family residential units at up to 20 dwelling units per acre.

Proposed Zoning

SP district (preliminary) Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a new base zoning district, not an overlay. It will be labeled on zoning maps as “SP.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined **for the specific development** and are written into the zone change ordinance, which becomes law.
- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

SOUTHEAST COMMUNITY PLAN POLICY

Office Concentration (OC) - The Office Concentration (OC) policy is intended for existing and future large concentrations of office development. It is expected that certain types of commercial uses that cater to office workers, such as restaurants, will also locate in these areas. Residential uses of at least nine to twenty dwelling units per acre (RMH density) are also an appropriate secondary use.

Policy Conflict - No. The SP district proposes a ‘medical appliance sales’ use, which is permitted only as an *accessory* use currently within the existing OR20 zoning on this site. The SP proposes to allow medical appliance sales as the use within the existing house on this property, to allow for the sale of hospital beds, wheelchairs, and walkers, and other related items. The proposed use is consistent with the OC policy on this site. The existing building is proposed to remain unchanged. Staff recommends that the SP also include all other uses as permitted within the OR20 zoning district.

Preliminary Plan Details -The property currently has a 3,000 square foot single family house on it, which will remain unchanged and become the structure that houses the medical appliance sales use. A small parking area and additional landscaping will be added with the change in use. A large area of existing vegetation will be preserved to the rear of the existing structure, on the north and northeast side. For any standards not explicitly listed on the Specific Plan, the OR20 district has been deemed the site’s catch-all district.

Vehicular Access The site's one existing private driveway will be brought up to Metro commercial driveway standards, and will be lined up with the existing driveway across Wallace Road. Fifteen new parking spaces will be added along the front of the building.

Building Elevations - No building elevations were provided with this application, but as the existing 16 foot building will remain unchanged within the SP development, staff recommends that no further information be required for this SP request.

Landscaping Plan - As advised by staff, the plans provide a B-2 landscape bufferyard along the site's frontage with Wallace Road, to shield views of the new proposed parking lot from the street. New and existing landscaping will be used to fulfill this standard that is normally governed by Section 17.24.200 of the Metro Zoning Ordinance. The applicant has stated that existing overhead power lines will make the planting of some of the canopy trees of the bufferyard difficult. Staff recommends that any such canopy trees must be planted on the immediate south side of the parking lot to provide further screening. The landscaping plan also shows a large degree of tree preservation to the rear of the building.

Pedestrian access - There is an existing sidewalk along the frontage of this property with Wallace Road. It will be altered at the vehicular access point, and repaired elsewhere to the Metro standard.

Cross Access - The applicant complied with staff's recommendation for a cross access easement to the western property line, which is currently zoned OR20 and has an office building. As the applicant was advised to provide landscaping along the frontage of the property to help obstruct views of the site's parking area from the street, staff did not ask for the actual construction of this 30' access easement.

Signage - Planning staff asked the applicant to restrict the signage on this property to a single, monument sign. The applicant refused to make this a restriction. Staff recommends that a condition be included in the Commission's approval of this preliminary SP request that the final SP plan must include a restriction that will allow one monument sign only, the location of which must be shown on the plans (with a detailed illustration of the sign, to be approved by the Planning Department).

RECENT REZONINGS -None.

PUBLIC WORKS RECOMMENDATION - All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works' approval of the construction plans. Final design and improvements may vary based on field conditions.

1. Document adequate sight distance at project entrance.
2. Label and dedicate 5' of right-of-way (30 ft. from centerline) along Wallace Road, consistent with the approved Major Street/Collector Plan.

STORMWATER RECOMMENDATION - The SP has been reviewed for map/parcel 14700001400 (parking lot addition). Based on information provided by the engineer, no Stormwater permit will be required for this project.

METRO SCHOOL BOARD REPORT

Projected student generation - As the Specific Plan proposes a medical appliance sales use, as well as permits OR20 uses generally, the application of the SP to the property will have a negligible impact on the number of students generated.

CONDITIONS

1. Prior to final SP approval, the applicant must revise the landscaping plans to show canopy trees to be planted on the immediate south side of the parking lot to provide further screening from Wallace Road.
2. Prior to final SP approval, the plan shall be restricted to one monument sign, the location of which to be shown on the plans, with a detailed illustration of the sign, to be approved by the Planning

Department.

3. All off-site traffic conditions, as recommended by Public Works, must be bonded or completed prior to the recordation of the final plat.
4. Prior to any additional development applications for this property, the applicant shall provide the Planning Department with a final corrected copy of the SP plan for filing and recording with the Davidson County Register of Deeds.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission approval, the property shall be subject to the standards, regulations and requirements of the OR20 zoning district, which must be shown on the plan.

Approved with conditions (7-0), *Consent Agenda*

Resolution No. RS2006-107

“BE IT RESOLVED by The Metropolitan Planning Commission that 2006SP-044U-12 is **APPROVED WITH CONDITIONS. (7-0)**

Conditions of Approval:

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The proposed SP site plan is consistent with the Southeast Community Plan's Office Concentration policy that is for office uses.”